

BUILDING OPERATIONS REACHED \$2,000,000 IN PAST YEAR

Big Sum Expended in 1910 in New London and Windham Counties--More Than Half on New Contracts Taken During the Year in Cities of Norwich, New London, Willimantic, Putnam and Borough of Danielson--Their Figure was \$1,320,805--For Mill and Mercantile Property \$408,550--Church, Schools and Hospitals Represented \$572,830--New Dwellings \$309,300--Half Million in Addition Spent Outside the Cities.

Building operations that extended to practically every class of construction in modern communities and totaled approximately the sum of \$1,320,805 represented the contracts for new buildings and alterations undertaken in the twelve months of 1910 in the four population centers of Eastern Connecticut--the cities of Norwich, New London, Willimantic and Putnam, with the neighboring borough of Danielson. This is an estimate confined strictly to the new buildings that could be credited to 1910, without taking into the financial account a big volume of building work that bridged over from 1909 to 1910 and would add hundreds of thousands of dollars to the above amount.

Outside of these cities there has been in addition new building construction reaching a total of \$500,000, sending the grand total for New London and Windham counties to \$2,000,000 for the year.

From the statistics gathered it is shown that a total of 219 buildings entered into the new contracts and alterations in the cities. In every class of construction work that goes to indicate the normal healthy growth of a commonwealth this territory made a convincing showing. Taken by totals the communities mentioned stand as follows: Norwich, \$448,600; Willimantic, \$238,250; New London, \$282,425; Putnam, \$185,000; Danielson, \$27,900.

In the figures of the year 28 new or enlarged buildings representing the sum of \$408,550 were for manufacturing plants or new mercantile and store property, the former making substantial increase in the productive wealth of the towns, and the latter adding to the business facilities of the mechanics and materially developing them to the modern standard required by retail and wholesale trade.

In a class apart from mercantile activities but having a direct bearing on the life of each community were the buildings associated with religious, educational and philanthropic interests. These included one church, two modern high school buildings and thirteen buildings for hospital usage. These represented a total outlay of \$572,830.

The wants of the home-making and home-loving people of the communities under consideration have been met by the erection or alteration of over 100 dwellings, the exact number being 101, the largest proportion being new modern residences which are an index of the homes of culture and refinement characteristic of Eastern Connecticut. The sum of \$309,300 has gone into this class of buildings.

Swelling the total by \$123,125 were 61 buildings and alterations of a miscellaneous character including garages, sheds, barns and small buildings for various uses.

NORWICH SHOWED \$488,600

TOTAL IN NEW BUILDING OPERATIONS.

STATE HOSPITAL MORE THAN HALF OF THIS--AS MUCH MORE ON CONTRACTS UNCOMPLETED FROM LAST YEAR--BACKUS HOSPITAL ADDITION--NEW UNIVERSALIST CHURCH--MODERN BUSINESS BLOCKS IN THE CITY.

New building operations undertaken in Norwich in 1910 maintained a figure close to the half million mark, but could not touch the unprecedented record of 1909 when the new building contracts represented an outlay of a million and a half. Probably half a million of the last named sum was expended during 1910, thereby immensely increasing the building disbursements of the year, but in new construction the past twelve months had to their credit the approximate sum of \$488,600 in city and town. The summary for the year is shown as follows:

NORWICH BUILDING SUMMARY.

	No. Buildings.	Amount.
Mercantile and manufacturing	8	\$ 79,200
Church and hospital	2	48,000
Dwellings	30	95,000
Norwich State Hospital	11	254,820
Miscellaneous and repairs	32	11,000
Total	83	\$488,600

NEW BUILDINGS IN CITY WERE 32.

Permits issued in the city for the year totaled 53, of which 32 were for new buildings and the remainder for repairs and alterations. In the above table the inclusion of Taftville, the State hospital and other point outside the city limits brings the total number of buildings affected to 101, the large figure of 83, of which 51 are new buildings.

Frame structures preponderated in the new buildings for which the city issued permits. There were 21 of these, 6 of brick, 3 covered with iron, and 2 of cement.

NEW BUILDINGS CHANGE BUSINESS STREETS.

New structures and important alterations in old ones in the business district of Norwich made changes for the better in a number of locations. Among these was a handsome new three-story front for the First National bank on Shennock street, filling out the line "banker's row" on this street.

On Chestnut street at the corner of Willow a fine new two-story brick garage was erected for Peter Clarendon and farther along the street the Barn Union company completed and entered their fire-proof one-story brick factory building with iron covered storeroom at the rear.

Two important alterations in adjoining pieces of property were made by W. H. Nicholson and Timothy C. Murphy when the former changed the frame dwelling, No. 323 Main street into store and tenement property, and Mr. Murphy transformed the dwellings, No. 323-225 Main street into the Allen building annex, containing stores and offices.

MAIN STREET BLOCKS.

The construction of new brick business blocks on Main street was begun by James McGroarty and by the National Shoe & Clothing company. The McGroarty block replaces that owner's dwelling at No. 285 Main street and is to be four stories high with a frontage of over 30 feet and 107 feet in extreme depth. It will contain two small stores or one large one and on the upper floors there will be three offices. The National Shoe & Clothing company replaces a frame structure at No. 252 Main street with a four-story brick building, 21x70 feet, which is to contain their store on the main floor, with offices and tenements above.

STONE CHURCH EDIFICE.

On Broadway, opposite the Broadway schoolhouse, the Universalist church began the erection of a new stone edifice, 115x44 feet, which is carefully planned to meet all their requirements and to which the congregation looks forward with eagerness for the time when they may occupy it. It is to be completed for them by September 1st.

Extensive alterations were made in the 18th street property of L. L. Chapman, formerly occupied as a livery stable, changing it into store property containing three stores. J. B. Shannon's new five-story fire-proof Auditorium hotel building at the corner of Water and Commerce streets is roofed and enclosed with much of the interior work done.

ELKS' HOME.

The interior refitting of the former Osgood residence on Main street for a home for Norwich lodge of Elks, No. 430, was largely completed in the past year to put the home in readiness for dedication early this year.

The new and imposing granite bank building for the Chelsea Savings

bank, an architectural gem of grandeur and beauty, also made long strides toward completion, reaching the stage where interior fittings and finishing are progressing rapidly.

ADDITIONS TO HOSPITALS.

To accommodate its increasing needs the Backus hospital began in June the erection of a new ward, 53x40, with an ell, 16x28. It is of brick, three stories high, and located to the south of the administration building to which it connects by a corridor.

At the Norwich State hospital extensive additions to the buildings were made which with grading represented an outlay of \$254,820. The new structures were three two-story brick ward buildings, two-story central fire station, one-story laboratory building, two and a half story staff house, two nurses' cottages for women, small oil house, brick pump house and new concrete coal bin.

NEW DWELLINGS WERE MANY.

In the new buildings finished or partially completed during the year, the dwellings played a considerable part. They numbered in the neighborhood of thirty. Of these eleven were erected in Taftville by the Panemah company.

BUSINESS BUILDINGS COMPLETED.

There were a number of new business buildings which were begun in the preceding year and finished up for occupancy at various times through the past year. These included the mammoth new five-story fire-proof Shannon building for stores and over 100 offices, D. T. Shea's new Marion building containing stores and tenements on its four floors, and the elegant modern banking house of the Thames National bank on Shennock street, giving this stable financial institution a perfectly appointed banking home.

New school buildings completed and occupied for the first time in the past year were the two-story six-room building at Occum for which the district appropriated \$16,000, the new Sacred Heart convent and school buildings at Taftville, and the new Norwich Free Academy main building, 166x100, planned to accommodate 500 pupils.

TWO BIG MILL ADDITIONS.

A new weave shed, one of the largest in the world, was completed in May for the Panemah company. It is of modern reinforced concrete construction, 700x200 feet, and contains 140,000 square feet of floor, or not quite 3 1/2 acres.

The J. B. Martin company also provided for their enlarging business by building two large additions to their velvet manufacturing plant, one 312x37 and the other, 133x36.

CITY OF NEW LONDON PUT

SUM OF \$282,425 INTO BUILDINGS

LAWRENCE FREE HOSPITAL AT \$120,000 INVOLVED LARGEST SINGLE AMOUNT--MANY NEW MODERN RESIDENCES--ODD FELLOWS ERECTING BUILDING FOR STORES AND LODGE ROOMS.

Not until late in the year, when the erection of the new Lawrence Free hospital was begun did the new building operations for 1910 in New London embrace any contract of extraordinary magnitude, but with this the total jumped to \$282,425, representing the amount to be expended under the 51 building permits which covered the operations of the year. Of these permits, 17 were for repairs and alterations while 34 were for new buildings, classified as follows: Brick and stone 4, frame 28, metal 2.

The following gives a summary of the year, with estimated amount shown for the various classes of buildings under the permits issued:

NEW LONDON BUILDING SUMMARY.

	No. Permits.	Amount.
Mercantile and manufacturing	9	\$ 68,000
Hospital	1	120,000
Dwellings	12	77,300
Barns, garages, sheds, etc.	12	6,125
Repairs, alterations, etc.	17	11,000
Totals	51	\$282,425

NEW BUSINESS PROPERTY.

In the list of new buildings erected in the mercantile and manufacturing class was the two-story brick factory, 50x50, for the Sheffield Denim factory company on Waller street, and the F. H. & A. H. Chappell company erected extensive new lumber sheds and coal pockets of wood with drop roof sides, roof and back, across the tracks at the rear of their Bank street yard.

For Genevieve R. Isham the property at 200 Pequot avenue, known as the Colomade hotel and garage, was completely remodelled to adapt it to such use.

Harold N. Palmer had erected a one and one-half story frame shop building, 30x40, for an auto repair shop. For J. Rapp and G. Duca a three-story frame store and tenement property, 38x40, was erected on Shaw street, and a frame building of similar occupancy, 26x48, was erected at the corner of Bank and Summer streets for M. Protas.

ODD FELLOWS' BUILDING.

The Odd Fellow lodges of New London began in September the work on an Odd Fellows' building on Bank street which is to be three stories in height, with stores on the street floor, and the upper floors occupied by Odd Fellows' hall and lodge rooms, finely fitted out.

LAWRENCE FREE HOSPITAL.

Early in December ground was broken for the Lawrence Free hospital to be erected at Fair Harbor place, Montauk and Ocean avenues, in accordance with the will of the late Sebastian D. Lawrence, who devised \$100,000 for this purpose to which his niece, Mrs. Nannie Pond of New York and Mrs. Josephine L. Butler, of England, added \$20,000 for equipment. They enabling the trustees to use all the original fund for the building. When completed, which it is expected will be within seven or eight months, new London will have one of the finest hospitals in the state.

The new hospital building will be a fire-proof structure, modern in all its appointments and equipped with every appliance known to modern surgery. There will be beautiful grounds surrounding the building and also a park for convalescent patients, located on land owned by the Lawrence estate and situated on the east side of Montauk avenue. This will be beautified by shaded walks, shrubs, flower beds and a fountain. For the maintenance of the hospital, Mr. Lawrence left \$400,000 and other income bearing property.

NEW DWELLINGS OF HIGH CLASS.

The erection of new modern dwellings, averaging from \$5,000 to \$7,000 apiece, made a considerable figure, notably in the Ocean avenue section of the city. Among these were residences from J. A. St. Germain, A. T. Douglass, Frances Dobson, B. F. Huntington, all on Ocean avenue, Robert Moore's handsome residence, 54x98, on Pequot avenue, and H. C. Hine's residence in Neptune park. Three other fine dwellings erected were by D. J. McDonald on Vauxhall street, by H. B. Prentice on Mohegan avenue, and by M. O'Connell on Tinker court.

COURT HOUSE REMODELED.

During the year the remodeling of the court house for which \$50,000, was appropriated, was completed, and rededication exercises were held in September. The changes were completed by the county commissioners within the amount appropriated. The building is now completely adapted to its uses, containing on its two main floors the main court room, county commissioners' and sheriffs' offices, judges' rooms, lawyers' and state's attorney's rooms, consultation and sheriffs' rooms, common pleas court room, and law library. In the basement are the large room for city meetings and the prisoners' room.

PUTNAM'S BUILDING FIGURES

SHOW TOTAL SUM OF \$185,000.

NEW HIGH SCHOOL--BUSINESS BLOCKS, CONTAINING THEATRES, STORES AND OFFICES--NEW MILL ERECTED.

Important additions to Putnam's dwelling, mercantile, mill and school property were represented in the past year when the estimated aggregate amount under permits issued showed the sum of \$185,000. They can be summarized as follows:

PUTNAM BUILDING SUMMARY.

	No. Permits.	Amount.
Dwellings	5	\$ 30,000
High school	1	75,000
Mill and mercantile property	5	90,000
Total	10	\$185,000

Largest of the buildings erected for business occupancy was the fine Pelouquin block on Elm street, a three-story brick building, accommodating several stores on the main floor, with offices on the upper floors and a theatre with a seating capacity of 1,000.

The Labby block, corner of Canal and Pomfret streets, was another addition to the business property of the city, a 2 1/2-story building, for stores, tenements and a small theatre.

The Dean Manufacturing company, a new industry locating in Putnam, erected a modern factory building of brick, two-stories high, which they now occupy for the manufacture of phonograph pins and kindred lines.

Putnam's new high school building to cost about \$75,000, fully equipped will be one of the finest in the state when it is completed, which is expected to be in about four months. It is of red-face or water-struck brick with trimmings of gray and terra cotta, five-proof construction throughout. The building is 130x80 feet, two stories and basement.

NEW MILL BUILDINGS REPRESENTED

HALF OF WILLIMANTIC'S TOTAL.

DWELLINGS ALSO IMPORTANT ITEM IN SUM OF \$338,350 FOR PAST YEAR--POSTOFFICE NEARLY COMPLETED.

Building operations in Willimantic during the past year have been on a large scale, representing a total of \$338,350 in new buildings and alterations erected under the 47 building permits issued for 1910. Taken as an index of the prosperity of the city there is cause for congratulation in the showing made and the various classes of buildings affected are an indication of the development of the community in those lines that go to make for stability and permanency. Practically half the amount was in new mill and manufacturing property.

WILLIMANTIC BUILDING SUMMARY.

	No. Permits.	Amount.
Dwellings	20	\$ 90,000
Mercantile property	13	8,320
Mill buildings	3	165,000
Windham High School	1	75,000
Totals	47	\$338,350

MANUFACTURING INTERESTS ENLARGING.

In the important line of development of manufacturing interests, there is much ground for encouragement as the sum of \$165,000 was represented in three new mill buildings erected. Each was an indication of enlarging business with resultant good promised for the industrial and mercantile life of the city. On Lower Main street the American Thence company erected a new bleach house, brick, two-story and basement, of modern construction in every particular and better equipping this leading industry for this department of its business.

The Willimantic Machine company erected a new brick factory building on Milk street, combining all the latest improved ideas of modern mill construction both as to building and machinery, which puts them in first-class shape for present and future development.

On the corner of North and Valley streets the Windham Silk company had built a fine addition to their big mill property, making a conspicuous and notable factor in the mill buildings of the city. The new building is of the sawtooth roof construction so much favored for this class of buildings.

A new mill property which is promised for the coming year will be that of the velvet mill which is to be located here in which local capital will be interested with the people who also have a velvet mill at Stonington. The new mill is to be located on the so-called Brooklyn side of Willimantic.

HIGH SCHOOL ADDITION.

For the growing needs of the Windham High school, a two-story and basement brick addition has been under course of construction and will be ready for use for another school year. It is connected with the present school building and will more than double the capacity of Windham high, representing an outlay of \$75,000.

Not the least important item is the number of fine new residences erected, demonstrating the home-making and home-loving character of the citizenship. In this class 30 permits for an estimated total of \$90,000 is shown, many of them being of brick and of modern bungalow style. Indications are for a continuance in this line of construction during 1911.

NEW POSTOFFICE SOON READY.

Through the year also work has been in progress on the new post-office building, this construction having been carried over from the preceding year. This building is rapidly approaching completion and can be expected to be finished at an early date.

In the class of buildings occupied for store and mercantile purposes there are few changes to be recorded, practically all the expenditures in this class having been for small alterations.

NEW Y. M. C. A. BUILDING COMING.

In the promise of the future is a new Young Men's Christian association building which has been made possible through the magnificent campaign for contributions conducted early in December. The sum of \$43,000 was raised for the new building, exceeding by \$12,000 the amount which was set as the goal to be attained in soliciting contributions.

DANIELSON SPENT THE TOTAL

SUM OF \$27,000 IN DWELLINGS.

BOROUGH RESIDENTS ERECT COMFORTABLE MODERN HOMES.

The past year showed an increase in the residential property of Danielson, eight permits for new buildings or alterations having been issued, showing an approximate expenditure of \$27,000. Of the number represented three were for alterations or additions and five were for new buildings. In the latter class the handsome new residence of Frank P. Warren on Broad street was notable.

What the Norwich State Hospital Means Annually to Our Merchants

DISBURSED QUARTER MILLION FOR SUPPLIES IN 1910--ANOTHER QUARTER MILLION FOR NEW BUILDINGS--THREE NEW WARDS, ENGINE HOUSE, TWO NURSES' COTTAGES, STAFF HOUSE, AND MINOR BUILDINGS.

How many people of Norwich realize the extent and the business importance to local merchants of the institution at Brewster's Neck which we know as the Norwich State hospital? How many know that in the last few years there has been built up on this commanding site overlooking the Thames river a community of itself consisting of nineteen principal buildings, practically all of fire-proof construction, with half a dozen minor buildings, the whole extensive plant occupied by close to 1,000 people, either as patients or the working staff of the institution?

\$507,644 FOR BUILDINGS AND SUPPLIES.

How many know that the expenditures of the Norwich State hospital, which are nearly all made through Norwich merchants, diverted into the local channels of trade close to a quarter million dollars in the past year? The annual report for 1910 showed disbursements of \$528,814.58, which went largely to Norwich wage-earners and to Norwich dealers in groceries, fish, dry goods, clothing, lumber, paint, hardware and other supplies. Added to this was the sum of \$254,530 to be expended on new buildings under course of construction, with grading and laying of walks, the whole forming a total of \$507,644.58, or a little more than half a million dollars expended through this institution.

MUST HAVE MORE BUILDINGS.

Even yet it is crowded far in excess of its accommodations and what the present staff of nurses is calculated to care for. The patients increased more than 100 in the past year, bringing the number now up to 720, whereas the normal capacity is 550. The new buildings under construction in the past year will bring the hospital's capacity up to 875 patients, double the number at the hospital on October 1st, 1908, but experience shows that there is an ever increasing number knocking at its doors for admission, making it imperative for its highly capable superintendent, Dr. H. M. Pollock, and the efficient board of trustees to apply to the legislature for still further appropriations for buildings and equipment.

ENLARGED ACCOMMODATIONS THIS SPRING.

In the past year construction work was begun on seven additional buildings to accommodate either the working force or patients, and these will all be ready for use early this year. A small oil house, a small brick pump house below the reservoir, and new coal-bins of concrete between the power-house and the bluff were built also. The new coal-bins are underneath the track and will hold 600 tons which can be dumped into them direct from the cars without shoveling.

TWO NEW BOILERS AND TURBINE ENGINE.

Two additional boilers are about to be installed and also a 200 horse-power Terry turbine engine direct connected to two Diesel generators. Of the new buildings partially completed, three are new wards, each two stories in height. They will furnish accommodations for 150 more men and 100 more women patients, one of the new wards being for disturbed patients.

There is a new central fire station for apparatus on the first floor and sleeping accommodations for eight employees on the second floor. A new one-story laboratory building fills a need of the hospital. It has pathological, bacteriological and chemical laboratory facilities.

A new employees' dining-room building, one-story and basement, is another of the new structures. It is an addition to the kitchen building and will seat 88 at a time.

NURSES' COTTAGES AND STAFF HOUSE.

Among the new buildings are two nurses' cottages for women and a 2 1/2-story staff house. Except these three buildings which are of interlocking terra cotta tile with splatter-dash finish, all the structures just named are of brick and concrete construction. The nurses' cottages are two-story buildings and will each provide accommodation for 15 nurses.

Additions have been made during the year to the equipment of the operating room and the electrical treatment room. Corridors in length about 500 feet to connect the new buildings were built during the year.

LANDSCAPE PLAN FOR GROUNDS.

In the coming twelve months a noticeable change in the appearance of the grounds will be accomplished when the grading and laying of walks is finished to permit of the carrying out of the comprehensive plans for the whole grounds as laid out by a Boston landscape gardener. By next spring it is hoped to have everything in shape for the planting of trees and shrubs according to his design.

WHAT THE EQUIPMENT IS.

A glimpse of what the field of activity is for the superintendent, Dr. Pollock, and the staff of 135 employees is given by a recapitulation of the buildings of the Norwich State hospital. They include administration building, superintendent's residence, eight wards and the colony, staff building, two women nurses' cottages, fire station, kitchen and dining-room building, laboratory, laundry and power house. Eighteen of these are heated from the central plant. There are also the farmer's cottage, barn and several minor buildings. And the end is not yet in the development of the hospital and the resultant increasing advantage to Norwich and its business interests.